



BOARD MEMBERS

Marvin Beatty
Chairperson

Diane Winn
Vice-Chairperson

David Esparza
Benjamin Hogue
Jonathan C. Kinloch
Akua Budu-Watkins
Nathan K. Ford

CITY OF DETROIT
BOARD OF ZONING APPEALS
Coleman A. Young Municipal Building
2 Woodward Avenue
Suite 212
Detroit, Michigan 48226
(313) 224-3595

TYRONE U. MILLER
DIRECTOR

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **FEBRUARY 13, 2001** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Chairman of the Board, Marvin Beatty called the meeting to order and Director Tyrone Miller called the roll at 9:15 a.m.

BOARD MEMBERS PRESENT:

- (1) Marvin Beatty, Chairman
- (2) Benjamin Hogue, Board Member
- (3) Diane Winn, Vice-Chairperson
- (4) David Esparza, Board Member
- (5) Nathan Ford, Board Member
- (6) Akua Budu-Watkins, Board Member
- (7) Johnathan C. Kinloch, Board Member

BOARD MEMBERS ABSENT: (NONE)

MINUTES:

Mr. Hogue made a motion to approve minutes from January 30, 2001

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made apart of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the transcript of the proceedings of the various hearings, furnished by **AIMCO COURT REPORTING**, be made part of the **MINUTES**.

9:00

CASE NO.: 233-00

APPLICANT: DEBRA SMITH

LOCATION: 16941 E. WARREN, between Harvard and Grayton in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Lot 487-494 in the Eastern Heights Subdivision.

PROPOSAL: DEBRA SMITH/SAM MACERI requests permission to establish a child care center in a B4 zone. This case is appealed because of deficient rear yard; also deficient outdoor play area. **Sections 62.0402 (G) Dimensional Variance. T.M.**

ACTION OF THE BOARD: Mr. Ford made a motion to **GRANT**.

Affirmative: Mr. Hogue, Beatty, Esparza, Ford,
Kinloch
Ms. Winn, Budu-Watkin

Negative: none

GRANTED

9:15 CASE NO.: 228-00

**APPLICANT: CESAR CHAVEZ ACADEMY
BOARD/ARCHICIVITAS ARCHITECTS**

LOCATION: 1761 WATERMAN, between Goldsmith in
a M4 zone (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: See complete legal
in the more than one subdivision involved.

**PROPOSAL: CESAR CHAVEZ ACADEMY
BOARD/ARCHICIVITAS ARCHITECTS**
requests permission to establish a charter
high school in a M4 zone. This case is
appealed because schools are not
permitted in a M4 zone. **(Sections
62.0403 Use Variance. S.M.**

ACTION OF THE BOARD: Mr. Hogue made a motion to **GRANT**.

Affirmative: Mr. Hogue, Esparza, Beatty, Ford,
Kinloch
Ms. Winn, Budu-Watkins

Negative: none

GRANTED

10:00 **CASE NO.:** **226-00**

APPLICANT: **DETROIT RESCUE MISSION**
 MINISTRIES

LOCATION: **335 E. GRAND BLVD**, between Agnes and
 St. Paul in a R5 zone (Medium Density
 Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lot 113 in the
 Lothrop Estate Company Limited.

PROPOSAL: **DETROIT RESCUE MISSION**
 MINISTRIES requests permission to
 expand a transitional house for alcoholic
 women to the third floor. This case is
 appealed because the Board's permission
 is required to expand, enlarge alter or
 modify a previous Board grant. **(Sections**
 55.0000 Expansion of a Non-
 Conforming Use and 62.0300 Appeals to
 the Board). T.M.

ACTION OF THE BOARD: Mr. Hogue made a motion to **DENY**.

Affirmative: Mr. Hogue, Beatty, Esparza, Ford,
 Kinloch
 Ms. Winn, Budu-Watkins

Negative: none

DENIED

10:30 **CASE NO.:** **230-00**

APPLICANT: **ZATTIE YOUNG**

LOCATION: **17777 NORTHROP**, between Curtis and
Willmarth in a R1 zone (Single Family
Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lot 66 in the
Redford Improvement Cos (Plats)
Subdivision.

PROPOSAL: **ZATTIE YOUNG** requests permission to
establish an adult foster care home with
eight (8) residents (increase from 6 to 8
residents). This case is appealed because
adult foster care homes are not permitted
in a R1 zone and deficient lot width and
side yard. **(Sections 62.0403 Use
Variance and 62.0402 (G) Dimensional
Variance). S.M.**

ACTION OF THE BOARD: Mr. Kinloch made a motion to **DENY**.

Affirmative: Mr. Hogue, Beatty, Kinloch
Ms. Winn, Budu-Watkins

Negative: Mr. Ford, Esparza

DENIED

11:00

CASE NO.: 223-00

APPLICANT: INFINITY OUTDOOR SYSTEMS

LOCATION: 5937 GRAND RIVER, between McGraw and Wreford in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Lot 7 and S 300' of X in the McGraws Re-Sub Subdivision.

PROPOSAL: INFINITY OUTDOOR SYSTEMS requests permission to legalize the enlarging of the west face of a 25' by 12 foot advertising sign into 90' by 30' large advertising sign 80 feet in height. This case is appealed because the Board's permission is required to expand a non-conforming use. **(Sections 130.0301 General Requirements and 55.0000 Expansion of a Non-Conforming Use and Ordinance 22-99). S.M.**

ACTION OF THE BOARD: Mr. Ford made a motion to **GRANT**.

Affirmative: Mr. Hogue, Beatty, Kinloch, Ford
Ms. Winn, Budu-Watkins

Negative: Mr. Esparza

GRANTED

Mr. Ford made a motion to **CONTINUE
ADVISEMENTS.**

Affirmative: Mr. Hogue, Beatty, Esparza, Ford, Kinloch
Ms. Winn, Budu-Watkins

Negative: None

**ADVISEMENTS CONTINUED INDEFINITELY
UNTIL FURTHER NOTICE**

There being no further business to be transacted, Board Member Ford motioned that the meeting be adjourned. This motion was seconded by Board Member Budu-Watkins which was unanimously carried and the meeting adjourned at 12:45 p.m.

RESPECTFULLY SUBMITTED

TYRONE U. MILLER
DIRECTOR

TUM/atp